

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Marcie O. Nolan, Planning Supervisor

SUBJECT: Site Plan, SP 4-1-04, Town of Davie Oakes Road Fire Station,

AFFECTED DISTRICT: District 1

REPORT IN BRIEF: The requested site plan is for the Town of Davie Fire Station located on Oakes Road. The subject site is approximately 1.13 acres in area. The primary service area will be east of the Florida turnpike including all adjacent major highways.

The Town of Davie Fire Rescue Department currently services 34 square miles of incorporated area and six additional square miles via contract with Southwest Ranches and unincorporated Pine Island Ridge. Presently four fire stations cover an average of 8.5 miles per station, almost twice that of the Countywide average of 5.0 miles per station. Two additional fire stations were approved through a 2003 bond issue which will reduce the average square miles serviced to no less than 6 miles per station and improve coverage townwide. This is the first of the two stations that are scheduled to be built.

PREVIOUS ACTIONS: None

CONCURRENCES: At the May 25, Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve subject to the planning report; that the west buffer line have Bahia sod with no irrigation; to substitute the three Alexander Palms on the south side by the main entrance with one 20-foot Purotis Palm and coordinate the acceptability and placement of the palms with the gas company. Motion carried 3-0, Mr. Engle and Mr. Breslau absent.

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Planning Report, Site Plan, Future Land Use Plan Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner / Petitioner:

Name: Town of Davie
Address: 6591 Orange Drive
City: Davie, FL 33314
Phone: (954) 797-1000

Background Information

Application History: No deferrals have been requested.

Site Plan Committee Recommendation: At the May 25, 2004 Site Plan Committee meeting the item was approved with conditions.

Application Request: Site plan approval for the construction of the Town of Davie Oakes Road Fire / Rescue Station.

Address/Location: 4491 Oakes Road/ Generally located west of State Road 7 / U. S. 441, east of Burris Road.

Future Land Use Plan Map Designation: Industrial

Zoning: CF, Community Facilities District

Existing/Proposed Use: Vacant/ Town of Davie Fire / Rescue Station

Parcel Size: Approximately 1.13 acres (49,188 square feet)

Surrounding Uses:
North: United Rentals, Self Storage
South: Lake
East: State Road 7 / U. S. 441
West: G. S. Equipment

Surrounding Land
Use Plan Designation:
Industrial
Industrial
Transportation
Industrial

Surrounding Zoning:

North: M-3, Intense Manufacturing and Industrial District (County)
South: M-3, Planned Industrial Park District (Hacienda Village)
East: B-3, Intense Commercial Business District (County)
West: M-3, Planned Industrial Park District (Hacienda Village)

Zoning History

Related Zoning History: Town Council approved on March 17, 2004, Ordinance 2004-9, to rezone the property from M-3, Intense Manufacturing and Industrial District (County) and B-3, Intense Commercial Business District (County); to CF, Community Facilities District.

In addition, the applicant has submitted a Variance application (V 3-2-04). The variance is scheduled to be heard by Town Council on June 16, 2004. The variance application is as follows:

- **FROM:** Section 12-83 of the Land Development Code which requires a maximum building height of 35 feet in the CF, Community Facilities District. **TO:** Allow a building height of 39.9 feet.
- **FROM:** Section 12-108 (C) (1) which states that no landscape area shall have any dimension less than 10 feet. **TO:** Allow a landscape area that is 8.33 feet which is located along the northern portion of the property.
- **FROM:** Section 12-107 (D) (5) (a) which requires a landscape buffer adjacent to existing public rights of way for industrial and commercial districts shall be 20 feet wide for arterial and collector streets **TO:** Allow a 5.48 foot landscape buffer area along State Road 7 / 441. **FROM:** Section 12-108 (C) (1) which states that no landscape area shall have any dimension less than 10 feet. **TO:** Allow a landscape area that is 5.0 feet which is located along the southern portion of the property.

Related Plat History: Town Council approved on March 17, 2004, Ordinance 2004-8, to vacate a 35-foot section of right-of-way of Oakes Road between Oakes Road and State Road 7 / U.S. 441.

Town Council approved on January 21, 2004, Resolution 2004-16, to amend the Restrictive Plat Note to allow a 20,000 square foot Fire / Rescue Station, 4,800 square feet of office and 195,000 square feet of industrial use.

Town Council approved on September 6, 2001, Resolution 2001-232, to amend the restrictive note on the "Y.A.F. Plat" from 4,800 square feet of office and 215,000 square feet of industrial use to 25,000 square feet of industrial use across the plat; and 16,000 square feet of office use on Parcel "A"; 10,000 square feet of industrial use on Parcel "B"; and 140,000 square feet of industrial use and single 2-bedroom garden apartment on Parcel "C". Broward County Commission approved the item (Item Number 46) on November 6, 2001. The plat note amendment was not recorded.

Town Council approved a plat note amendment by Resolution Number 91-186 on August 7, 1991. The approval was for the amendment of the restrictive note on the Y.A.F. Plat to permit a watchman's quarters on Parcel "C". However, this request was never recorded.

Town Council approved a subdivision plat by Resolution Number 85-123 on July 17, 1985. The Plat was recorded in the public records of Broward County, Plat Book 125, Page 26 on November 1985.

Applicable Codes and Ordinances

§12-83 of the Land Development Code, Conventional Nonresidential Development Standards, CF, Community Facilities District requires the following minimums: lot area of 1 acres, 165 feet frontage, 60 foot front setback, side setback is a minimum five (5) feet each side, maximum twenty-five (25) each side, and 25 foot rear setback and the following maximums: height 45', 40% building coverage.

§12-24 (J) (13) Community Facilities (CF) District. The CF District is intended to implement the community facilities classification of the Town of Davie Comprehensive Plan by providing areas for location of community facilities.

Article XII of the Land Development Code, Subdivisions and Site Plans.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to lands designated Industrial on Nova Drive.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 58.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 13: Community Facilities Use, Policy 13-1:* The Community Facilities category shall provide for the development of a wide range of activity centers necessary to satisfy the demands of the existing and future Town populations.

Future Land Use Plan, Objective 13: Community Facilities Use, Policy 13-3: The location of regional community facilities should be encouraged, as appropriate, in close proximity to primary transportation facilities and in areas where such uses are complementary to surrounding existing and planned uses.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-6: Town land development regulations shall address incompatible land uses through requirements such as buffering and setbacks.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7: Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

Future Land Use Plan, Objective 13: Community Facilities Use, Policy 17-2: No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

The subject application complies with the goals and objectives of the Comprehensive Plan.

Significant Development Review Agency Comments

The following comments, while not violations of the Land Development Code shall be addressed prior to final Site Plan approval by Town staff.

Planning and Zoning:

1. A thirty-five foot gas / utility easement shall be provided in the location of the gas lines.
2. Letters shall be provided from all adjacent property owners, on company letterhead, indicating their consent for areas that are being used for the development.
3. Letters shall be provided from all utility companies, on company letterhead, indicating their approval of the utility easements being paved over.
4. There is currently an existing USA Storage sign on the property, however nothing is indicated on the site plan for the signage. What is the status of the current sign and will be relocated elsewhere on the property?

Landscape:

1. Only sod, groundcovers and shrubs can be allowed directly above the gas line easement. Trees can be allowed no closer than 5' from edge of their rootball and palms can be allowed no closer than 3' from the edge of their rootball.

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site is approximately 1.13 acres in area. The applicant purchased the property to construct the new Town of Davie Oakes Road Fire / Rescue Station. The primary service area will be east of the Florida Turnpike including all adjacent major highways.
2. *Building:* A 39.9 feet two-story, 15,531 square foot building is proposed on the subject site. A variance application (V 3-2-04) has been submitted to permit the building height to exceed the maximum permitted (35 feet) in the CF, Community Facilities District. The ground floor will contain offices, kitchen and a day room. An area for the Community Policing Office is also provided. The ground floor is divided into 2,927 square feet of offices and living areas, 1,217 square feet of storage and 6,087 square feet in the apparatus bay. The second floor is 3,767 square feet and contains the sleeping rooms, physical fitness room and restrooms. The roof will be Drexmet Metal, with a color of Everglade Moss. All glass will be solar green tinted. The color for the building field will be Napery. The railings will be Kid's Stuff. The color for all doors, accents, and base will be Compatible Cream.
3. *Access and Parking:* The access to the site is via Oakes Road. A forty (40) foot right-of-way was provided at the time of platting. The proposed right-of-way provides access to all adjacent properties. A total of 25 parking stalls are provided which include 18 standard spaces, 6 compact spaces and 1 handicapped space.
4. *Lighting:* The lighting plan shows that lights are being mounted on the structure, as well as 16 foot high light poles being used in the parking lot.
5. *Landscaping:* A variance application (V 3-2-04) has been submitted to reduce the minimum landscape area from 10 feet to 8.33 feet on the northern property line, 5 feet on the southern property line and to reduce the minimum landscape buffer adjacent to existing public rights of way for industrial and commercial districts from 20 feet to 5.58 feet on the eastern property line, adjacent to State Road 7 / 441. A 5.48 landscape buffer along State Road 7 / 441 includes Silver Buttonwood, Cocoplum and Simsoris Stopper. Landscaping is provided throughout the entire site that includes Red Maples, Gumbo Limbo, Cocoplum, Green Buttonwood, Silver Buttonwood, Queen Emma Crinum Lily, Japanese Fern Tree, Ficus Green Island, Firebush, Dune Sunflower, Dahoon Holly, Wax Leaf Privet, Wild Tamarind, Sween Bay Magnolia, Wax Myrtle, Simsorfs Stopper, Solitaire Palm, Sabal Palm and Arikury Palm.
6. *Drainage:* The existing lake to the south of the property will be utilized for drainage purposes.
7. *Compatibility:* In reviewing this proposal, staff looked at the surrounding properties and found the project is compatible as to the uses, location and scale. The proposed project is compatible with the surrounding uses. To the south is an existing lake, to the north is United Rentals and USA Self Storage (existing businesses), to the east is State Road 7 / 441, and to the west is G. S. Equipment (existing business).

Staff Analysis

The proposed site plan is compatible with the surrounding use. Most importantly, the addition of a fire station at this location will ensure that life safety events in the industrial portions of Town will be responded to in a timely manner.

Findings of Fact

Staff finds that the site plan complies with the development standards required by the CF, Community Facilities District, and is generally in conformance with all other applicable Codes, and Ordinances.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration. The site plan is conditioned for approval subject to the approval of Variance application V 3-2-04 which allows the building height to exceed the maximum permitted in the CF, Community Facilities District to 39.9 feet; allows landscape areas along the northern property line to be 8.33 feet, along the southern property line to be 5.0 feet; and, allows the landscape buffer along State Road 7 / 441 to be 5.48 feet.

In addition, the following comments shall be addressed prior to final Site Plan approval by Town staff:

1. A thirty-five foot gas / utility easement shall be provided in the location of the gas lines.
2. Letters shall be provided from all adjacent property owners, on company letterhead, indicating their consent for areas that are being used for the development.
3. Letters shall be provided from all utility companies, on company letterhead, indicating their approval of the utility easements being paved over.
4. There is currently an existing USA Storage sign on the property, however nothing is indicated on the site plan for the signage. What is the status of the current sign and will be relocated elsewhere on the property?
5. Only sod, groundcovers and shrubs can be allowed directly above the gas line easement. Trees can be allowed no closer than 5' from edge of their rootball and palms can be allowed no closer than 3' from the edge of their rootball.

Site Plan Committee

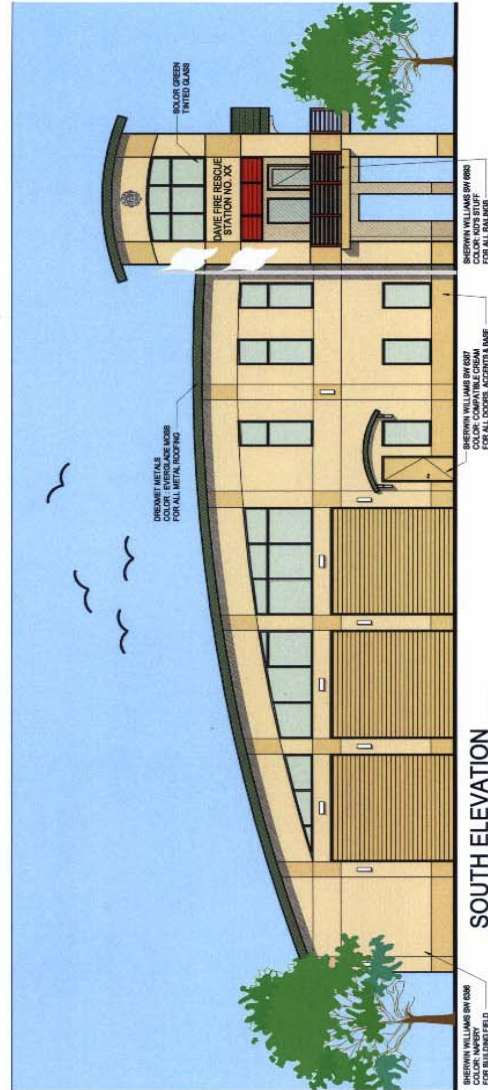
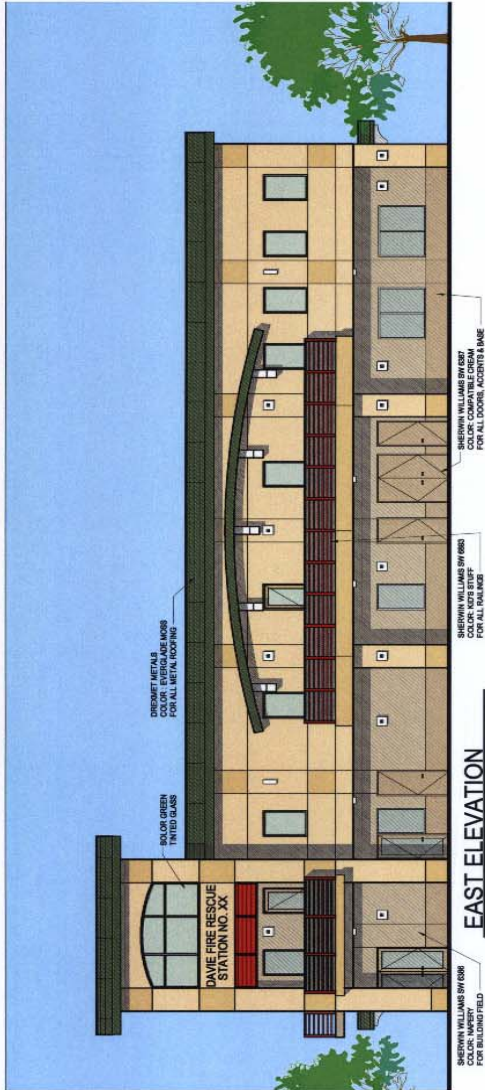
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Exhibits

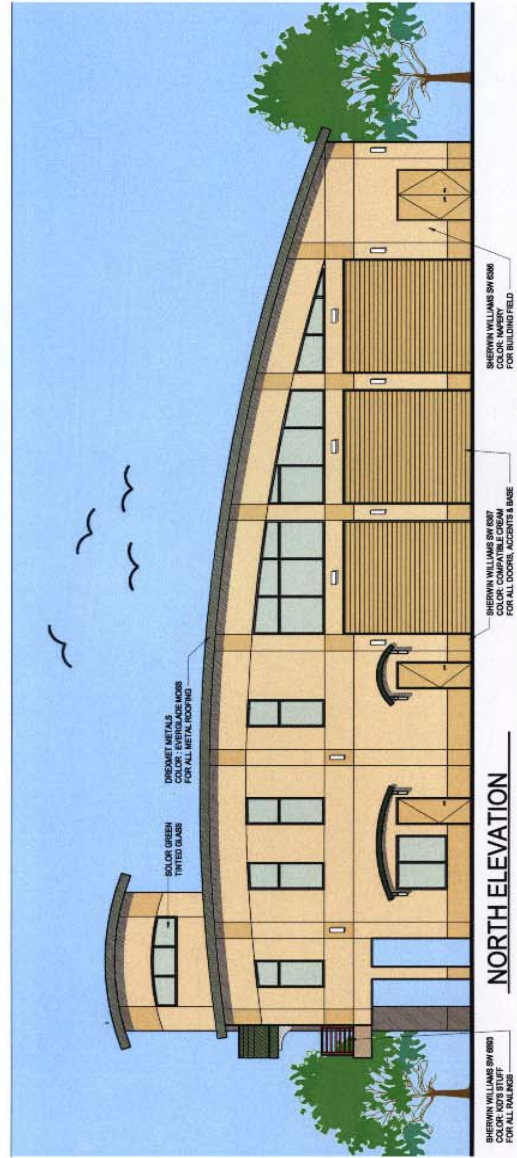
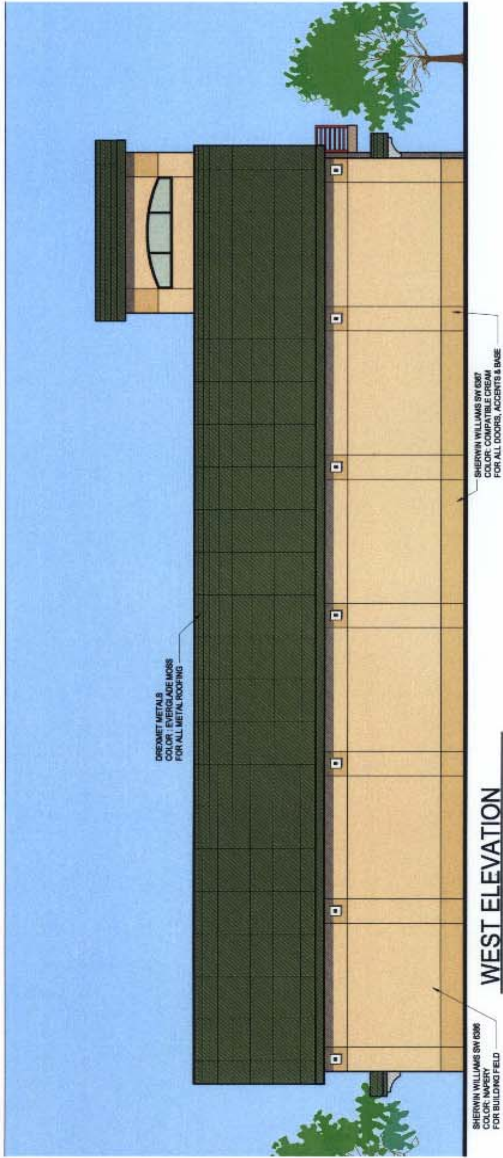
1. Site Plan
2. Color Renderings
3. Future Land Use Map
4. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____



TOWN OF DAVIE
OAKES ROAD FIRE RESCUE STATION

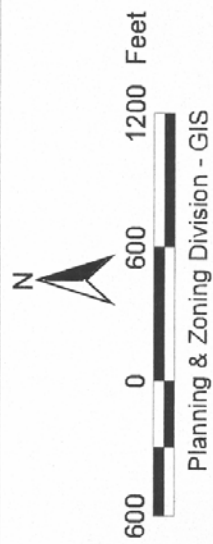


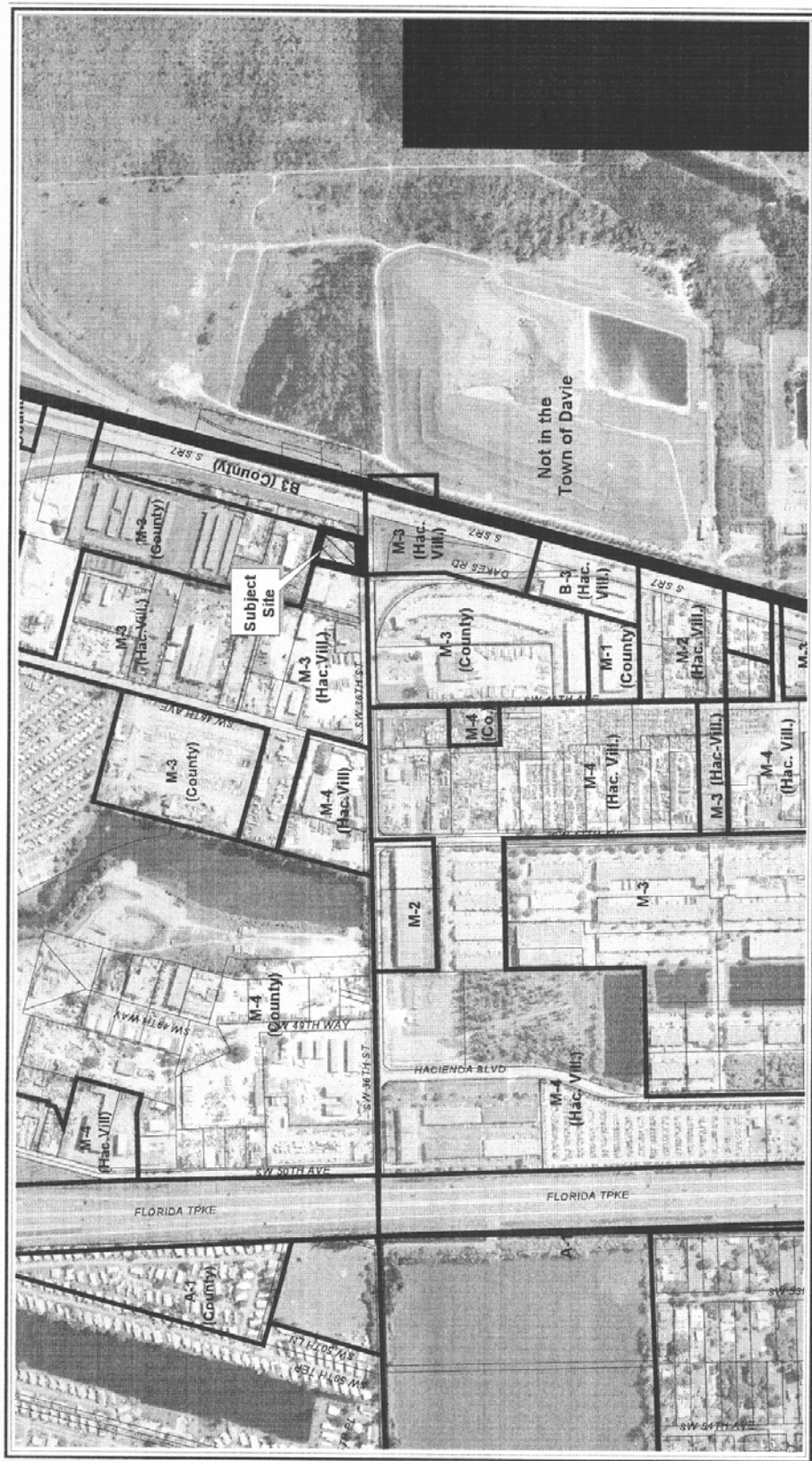
TOWN OF DAVIE
OAKES ROAD FIRE RESCUE STATION



Site Plan Application SP 4-1-04 / Oaks Road Fire Station Future Land Use Map

Prepared By: D.M.A.
Date Prepared: 02/06/04





Planning & Zoning Division - GIS

Site Plan Application SP 4-1-04 / Oaks Road Fire Station Subject Site, Zoning, & Aerial Map

Prepared By: D.M.A.
 Date Prepared: 02/06/04